

Landscaping/Screening Requirements

A landscape screen is a visual buffer consisting of plant material, masonry, wood, other material approved by the Planning Director, and differences in land surface elevations or a combination of these elements (slats in chain link fence shall not be acceptable).

Type of Requirement	Enforcement	Applicable Districts/Uses	Standards
Street Trees Design Standards Chapter 3.95, Subdivision Ordinance §26.27.090	Through Subdivision requiring a bond to guarantee improvement	All districts/uses. May be waived when subdivision is not annexed and all lots are 1 acre or more.	Local Street: In ROW Major Street: Private Prop. (Spacing determined by spread of tree - see Design Standards Chapter 3.95).
Trees in Parking Lots Design Standards Chapter 3.45 §3.6	Through Building Permit	All districts/uses if parking lot is greater than 10,000 sf of paved surface area.	1 tree/10,000 sf parking lot coverage within the paved area (may have them on perimeter if 2 for 1).
Parking Lot Screening (parking lot is 6 or more stalls) Design Standards Chapter 3.5 § 7.1	Through Building Permit	All districts/uses; when parking lot line is less than 5' from the property line, one tree per 5,000 sf of parking area substitutes for screening.	Adjacent to street: 60% from 2'-4' above the surface of the lot, or 90% from 2'-4' above the surface elevation of the lot adjacent to residential uses or land of substantially different character (receive a 10% reduction for each 10' back from property line e.g. a 12' set back is a 10% reduction from 60% $60\% \times 90\% = 54\%$ required screen) .

Screening Outdoor Storage of Cars for Sale allowed in the Front Yard Zoning Ordinance §27.41.030(g)	Through Building Permit	Storage of cars for sale allowed in the front yard in H2, H3.	Adjacent to street: 60% from 0'-2' above the surface of the lot in the 12' front yard.
Daycares and Preschools Approved by Special Permit Design Standards Chapter 3.5 §7.8 and Chapter 3.90 §2.1	Through Building Permit	Outdoor play areas.	90% from 0'-6' around the periphery of the outdoor play area. Facilities with 13+ kids must have a 6' high opaque fence or wall, or chain link with 100% evergreen screen from 0'-6' around the perimeter of the outdoor play area.
Perimeter Screening Design Standards Chapter 3.5 §7.4	Through Subdivision requiring a bond to guarantee improvement and through Building Permit by showing requirement on landscape plans for permit	Residential lots backing onto major streets.	50% from 0'-6' above the surface elevation of the street.
Design Standards Chapter 3.5 §7.5 and §7.10 (RT)	Through Building Permit	RT, B1, B2, B3, B5, H2, H3, H4, O2, I1, I2 abutting residential district.	60% from 0'-10' above the adjacent ground elevation. Fence can only satisfy 50% of this requirement in RT district.
Design Standards Chapter 3.5 §7.3	Through Building Permit	All multiple family Community Unit Plans and other multiple family dwellings approved by special permit.	50% from 6'-15' between structures and lot line above the ground elevation of multiple dwelling structures, garages, buildings, etc. located between the structures and the property line.

Design Standards Chapter 3.5 § 7.2	Through Building Permit	Mobile home courts approved by special permit.	60% from 0'-10', within the 50' open space or between mobile homes above the ground elevation of the mobile home court and subdivision.
Design Standards Chapter 3.5 § 7.7	Through Building Permit	Salvage Yards allowed by special permit.	75% from 6'-15' and 90% from 0'-6' (75% of which must be evergreen) around the entire perimeter of the area of salvage or scrap processing.
Design Standards Chapter 3.5 § 7.9	Through Building Permit	Screening all new broadcast towers.	70% from 0'-8' from the ground elevation (50% or more of the trees must grow over 35' in height).
Landscaping Based on Building Coverage Design Standards Chapter 3.5 § 7.6	Through Building Permit	All development in O3, B2, B5, O2, O3 and churches in R1-R4.	4 trees (minimum design spread of 30' - or combination of trees to equal the same) and 400 sf of shrub coverage for each 10,000 sf of building coverage (or fraction thereof).
<p>NOTES: All requirements are cumulative. In all cases (except as otherwise specifically provided) 50% of all plant materials must be evergreen.</p> <p>I:\SHARED\WP\landscapetable.rdh.wpd</p>			